

A-8025

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 3-F.
(Application No. A-8025)
(Common Address: 735 W. Division St.)

B3-5

[O2014-5917]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development Number 957 District symbols and indications as shown on Map Number 3-F in the area bounded by:

Lots 1, 2 and 4 (except those parts thereof lying east of a line drawn through a point in the south line of West Division Street, 80.88 feet east of the intersection of the south line of West Division Street with the northeasterly line of North Kingsbury Street and through a point in the northeasterly line of North Kingsbury Street, 158.30 feet southeast of said intersection) in Block 86; also, that part of Lot 1 in Block 85 heretofore taken for North Ogden Avenue, lying north of a line drawn at right angles to the east line of North Halsted Street through a point which is 180.08 feet south of the south line of West Division Street extended west (as measured along the east line of North Halsted Street and the northward extension thereof); also, that part of North Kingsbury Street lying east of the east line of North Halsted Street extended north, south of the south line of West Division Street extended west and north of a line drawn at right angles to the east line of North Halsted Street through a point which is 180.08 feet south of the south line of West Division Street extended west (as measured along the east line of North Halsted Street and the northward extension thereof) all in Elston's Addition to Chicago in Sections 4 and 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1, 2 and 4 (except those parts thereof lying east of a line drawn through a point in the south line of West Division Street, 80.88 feet east of the intersection of the south line of West Division Street with the northeasterly line of North Kingsbury Street and through a point in the northeasterly line of North Kingsbury Street, 158.30 feet southeasterly of

said intersection); also, Lot 3 and the northwesterly 20.00 feet of Lot 5, together with the westerly half of the vacated alley lying east and northeasterly and adjoining said Lots 3 and 4 and the northwesterly 20.00 feet of Lot 5, all in Block 86 in Elston's Addition to Chicago in Sections 4 and 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

containing in the aggregate 41,743 square feet of land, more or less,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No.3-I.

(Application No. 17963T1)

Common Address: 2600 W. Irving Park Rd.)

[O2014-1443]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 3-I in the area bounded by:

a line 141 feet north of and parallel to West Irving Park Road; North Rockwell Street; West Irving Park Road; and the east boundary line of the north branch of the Chicago River,

to those of a C3-2 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

March 14, 2011

Mr. John J. George
Attorney At Law
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, Illinois 60603-1903

Re: **One-year sunset extension for Residential Business Planned
Development No. 957, 735 West Division Street**

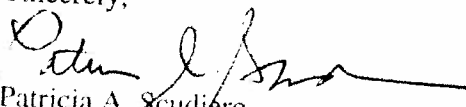
Dear Mr. George:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Business Planned Development No. 957 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Residential Business Planned Development No. 957 was passed by the Chicago City Council on April 6, 2005. Statement No. 14 of the Planned Development contains the sunset provisions, which requires commencement of substantial construction of the improvements within six years of the effective date of the ordinance. As a result of economic conditions, 735 Division L.L.C., owner of the site, is requesting a one-year extension of the sunset provisions.

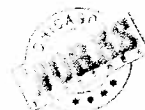
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 957, I hereby approve a one-year sunset extension from April 6, 2011 to April 6, 2012.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

November 4, 2009

Mr. John J. George
Daley and George, Ltd.
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1835

**Re: Residential Business Planned Development No. 957
735 West Division Street**

Dear Mr. George:

This letter is in response to your recent request regarding the proposed reduction in square footage to the above-referenced location. On April 6, 2005, the Chicago City Council approved Residential Business Planned Development No. 957, which permitted the development of a residential project at 735 W. Division St. The net site area for the property is 41,743 square feet, with a maximum FAR of 7.00. This amounts to 292,200 square feet allowable under the approved Planned Development (PD).

The City of Chicago's Department of Transportation is now seeking to condemn a portion of the subject property in order to widen the current right-of-way along N. Halsted St. after a new Halsted St. bridge is built. As a result, the City is seeking to acquire 8,538 square feet of the subject site.

Please be advised that the City of Chicago's acquisition of 8,538 square feet of property from the approved PD will not adversely impact the right of the developer to build the project which was originally approved on April 6, 2005. The maximum square footage that will be permitted to be built will remain 292,200 square feet. As required by the PD, the developer commits that the open space provided for in the PD will not have any building construction.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:ADG:tm

c: Mike Marmo, Fernando Espinoza, Soliman Khudeira-CDOT, Main file



4/6/2005

REPORTS OF COMMITTEES

14649
46221

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 3-F.

(As Amended)

(Application Number 14649) *RBD 957*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-3 Light Industry District and M3-3 Heavy Industry District symbols and indications as shown on Map Number 3-F in the area bounded by:

Lots 1, 2 and 4 (except those parts thereof lying east of a line drawn through a point in the south line of West Division Street, 80.88 feet east of the intersection of the south line of West Division Street with the northeasterly line of North Kingsbury Street and through a point in the northeasterly line of North Kingsbury Street, 158.30 feet southeast of said intersection) in Block 86; also, that part of Lot 1 in Block 85 heretofore taken for North Ogden Avenue, lying north of a line drawn at right angles to the east line of North Halsted Street through a point which is 180.08 feet south of the south line of West Division Street extended west (as measured along the east line of North Halsted Street and the northward extension thereof); also, that part of North Kingsbury Street lying east of the east line of North Halsted Street extended north, south of the south line of West Division Street extended west and north of a line drawn at right angles to the east line of North Halsted Street through a point which is 180.08 feet south of the south line of West Division Street extended west (as measured along the east line of North Halsted Street and the northward extension thereof) all in Elston's Addition to Chicago in Sections 4 and 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1, 2 and 4 (except those parts thereof lying west of a line drawn through a point in the south line of West Division Street, 80.88 feet east of the intersection of the south line of West Division Street with the northeasterly line of North Kingsbury Street and through a point in the northeasterly line of North Kingsbury Street, 158.30 feet southeasterly of said intersection); also, Lot 3 and the northwesterly 20.00 feet of Lot 5, together with the westerly half of the vacated alley lying east and northeasterly and adjoining said Lots 3 and 4 and

the northwesterly 20.00 feet of Lot 5, all in Block 86 in Elston's Addition to Chicago in Sections 4 and 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Containing in the aggregate 41,743 square feet of land, more or less.

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications established in Section 1 above to the designation of a Residential-Business Planned Development which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development Number 957.

Plan Of Development Statements.

1. The area delineated herein as residential-business planned development consists of approximately forty-one thousand seven hundred forty-three (41,743) square feet (zero and ninety-six hundredths (0.96) acres) and is owned or controlled by the applicant, 735 Division L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if

different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and West, North, East and South Building Elevations dated February 24, 2005 prepared by Sonoc Architects. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": residential uses, business, service and commercial uses permitted in the B3 Community Shopping District and accessory parking.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The application for this planned development was filed prior to November 1, 2004, effective date of the new Zoning Ordinance and requested a change in the underlying zoning to B4-5 Restricted Service District under the old ordinance. Under the provisions of Section 17-1-1401 of the new Zoning Ordinance, development applications, such as this, submitted before November 1, 2004, may be reviewed wholly under the old ordinance. Therefore, in conformance with the requirements of the B4-5 Restricted Service District in effect prior to November 1, 2004, the maximum floor area ratio ("F.A.R.") in this planned development shall be seven and zero-tenth (7.0) and the minimum net site area per dwelling unit shall be one hundred forty-five (145) square feet. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance effective since November 1, 2004, shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.

The applicant shall provide a vegetative ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment. If City financial assistance is sought in connection with development within this planned development, then relevant City policy in effect at the time such assistance is sought regarding vegetative ("green") roofs and other environmental requirements shall apply.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to the B3-5 Community Shopping District.

[Exhibit 2 -- Existing Zoning Map; Exhibit 3 -- Existing Land-Use Map;
Exhibit 4 -- Planned Development Boundary and Property Line
Map; Exhibit 5 -- Site Plan; Exhibit 6 -- Landscape Plan;
and Exhibits 7, 8, 9 and 10 -- Building Elevations
referred to in these Plan of Development
Statements printed on pages 46227
through 46235 of this *Journal*.]

Exhibit 1 -- Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Exhibit 1.

*Residential-Business Planned Development Number 957.
Bulk Regulations And Data Table.*

Gross Site Area:	58,174 square feet
Area in Adjoining Right-of-Way:	16,431 square feet
Net Site Area:	41,743 square feet
Maximum Floor Area Ratio:	7.00
Maximum Site Coverage:	60%
Maximum Number of Residential Units:	230 dwelling units
Minimum Number of Off-Street Parking Spaces:	1 space per dwelling unit 1 space per 1,000 square feet of business/commercial use
Minimum Number of Off-Street Loading Areas:	2 loading berths at 10 feet by 25 feet
Minimum Building Setbacks:	In substantial accordance with the Site Plan
Maximum Building Height:	
Height of Habitable Space:	285 feet, 0 inches
Height of Entire Structure:	315 feet, 0 inches
Permitted Uses:	Residential uses, business service and commercial uses, permitted in the B3-5 Community Shopping District; and accessory parking

Exhibit 2.

Existing Zoning Map.

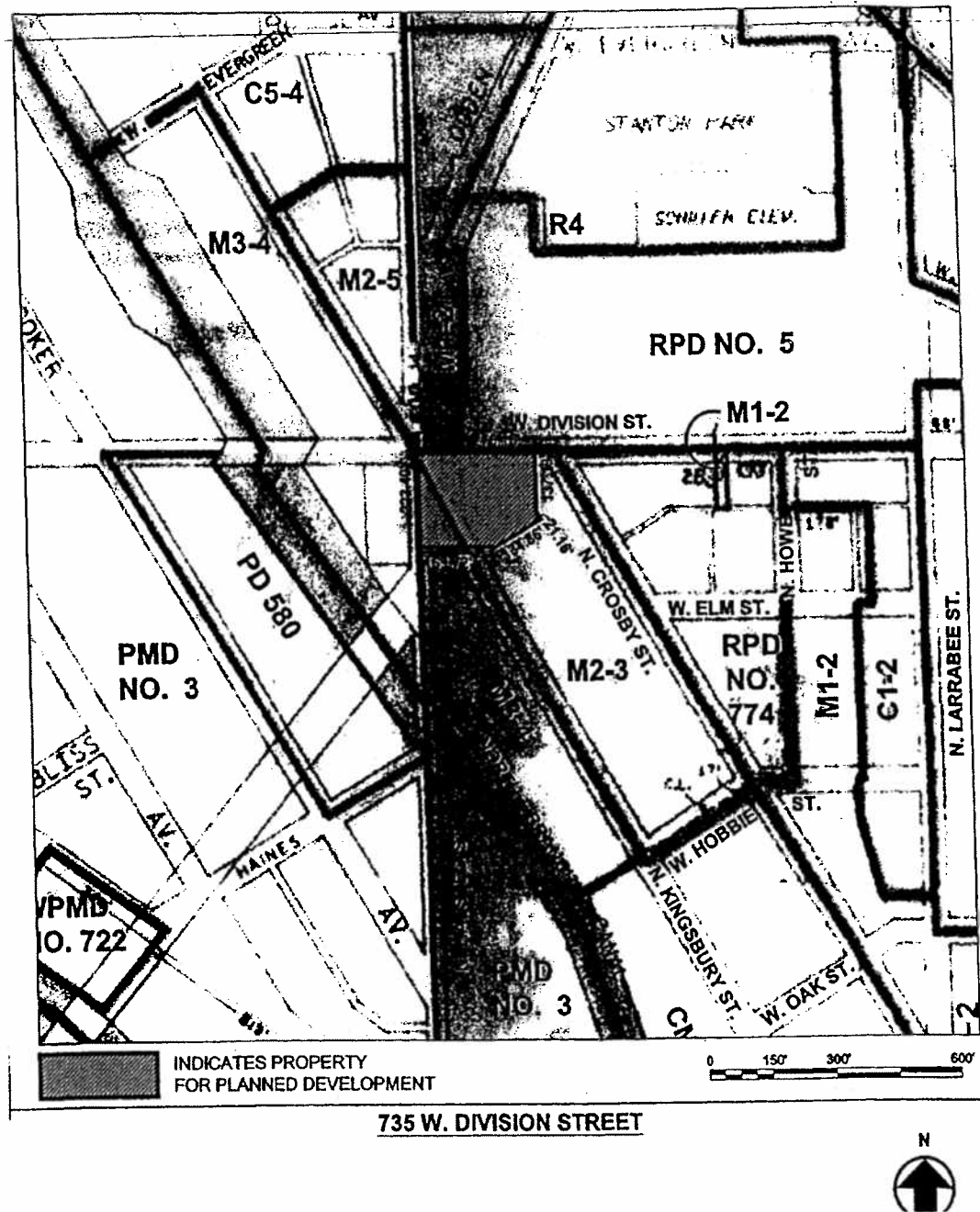


Exhibit 3.

Existing Land-Use Map.

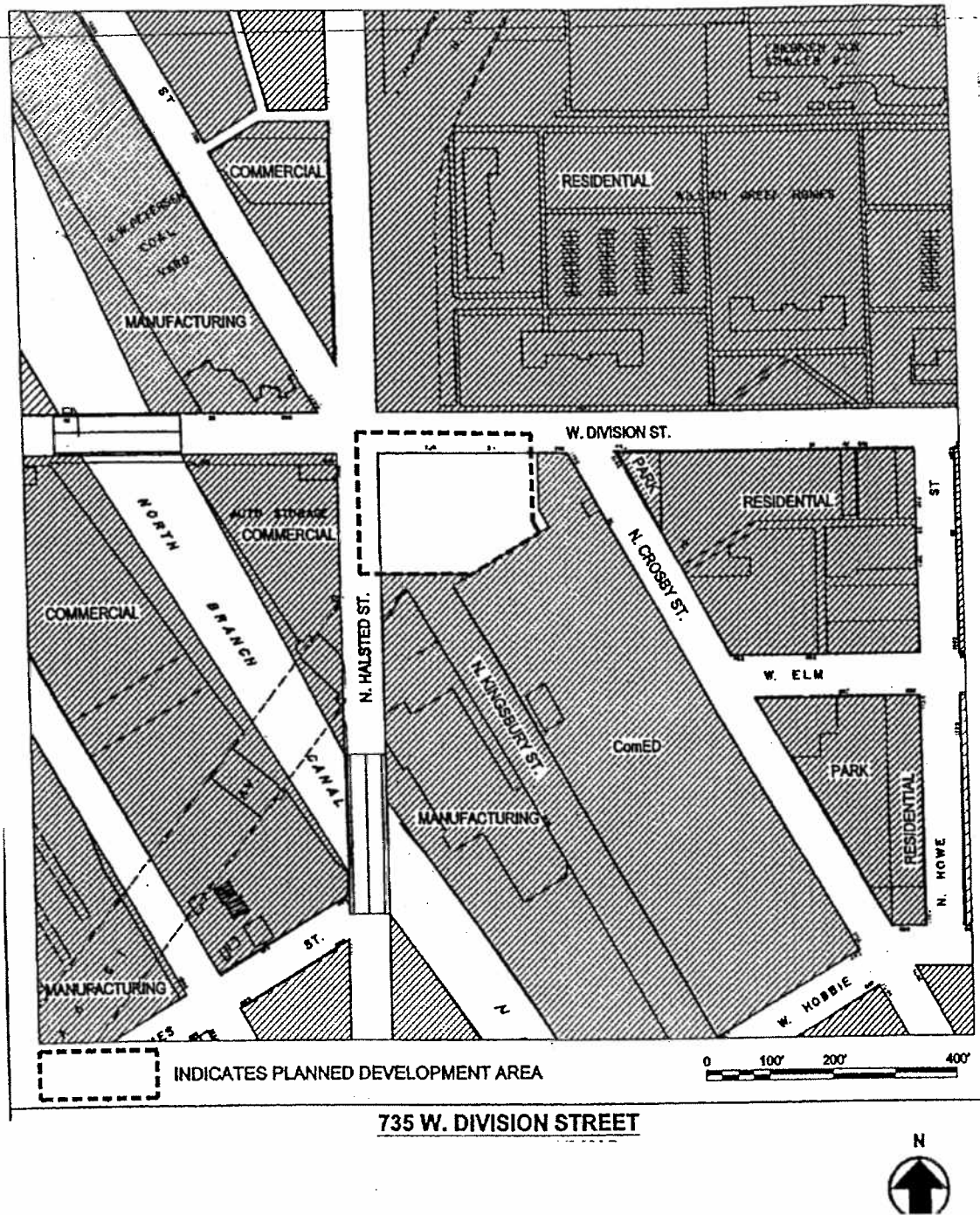


Exhibit 4.

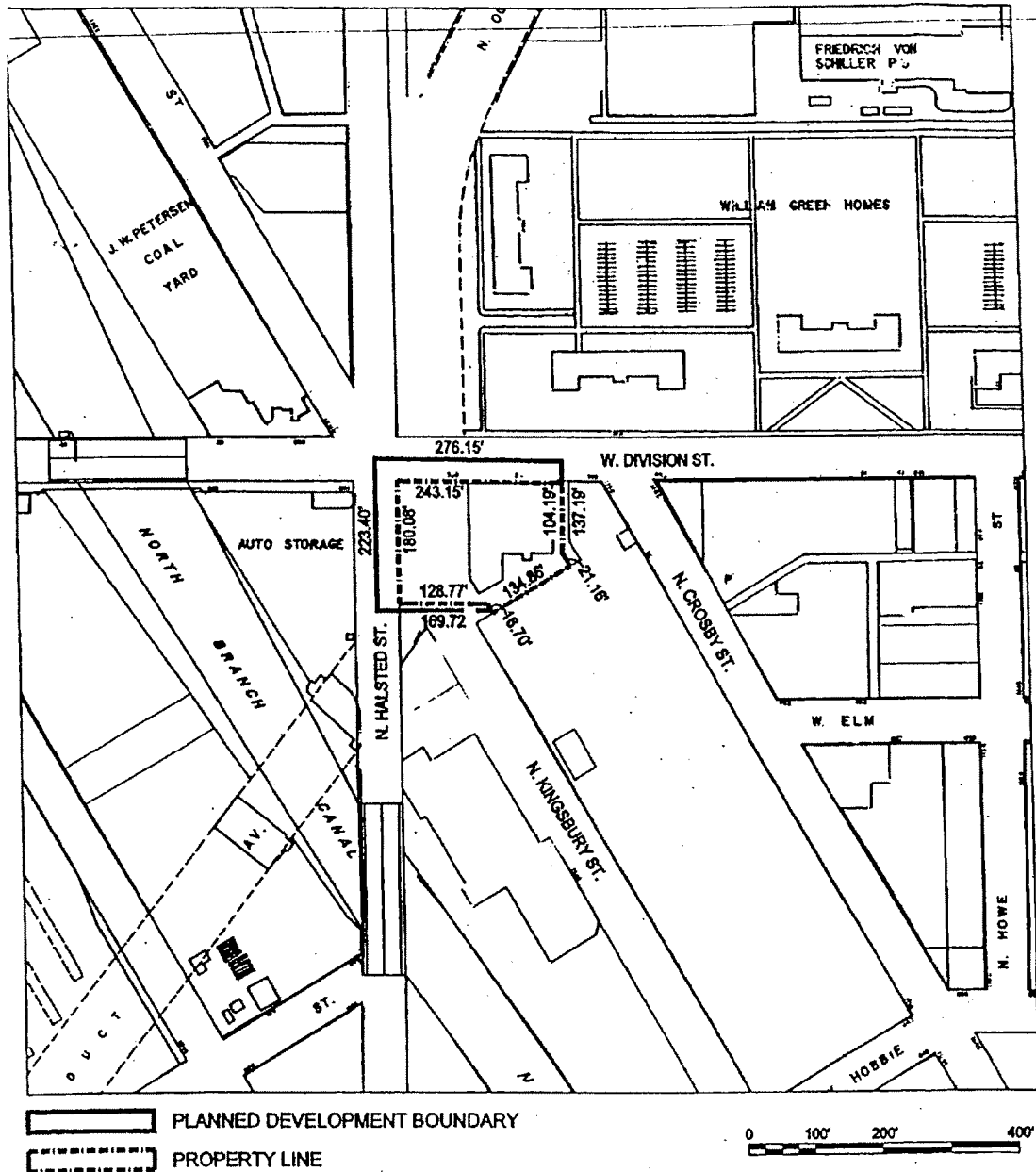
Planned Development Boundary
And Property Line Map.735 W. DIVISION STREET

Exhibit 5.

Site Plan.

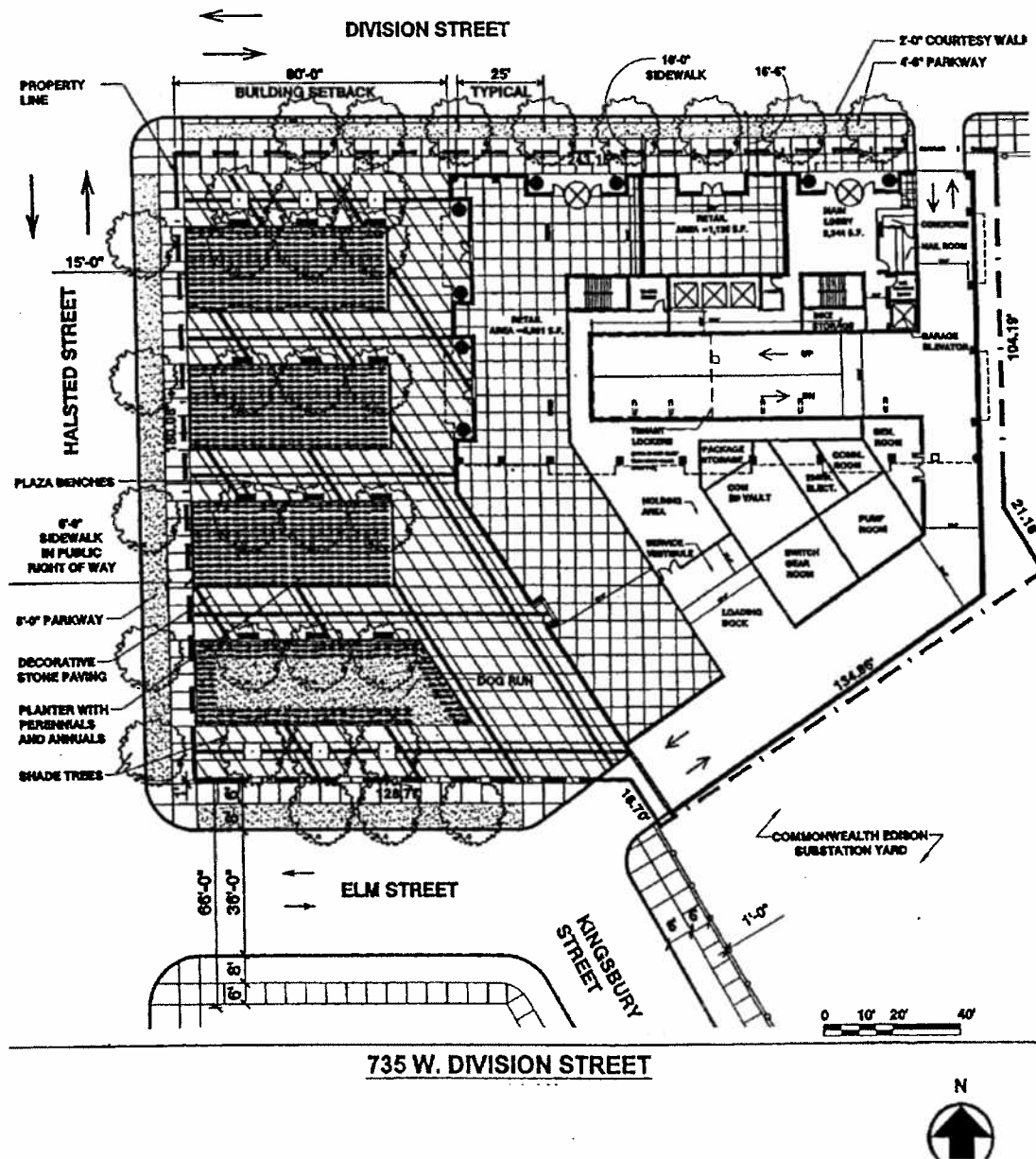


Exhibit 6.

Landscape Plan.

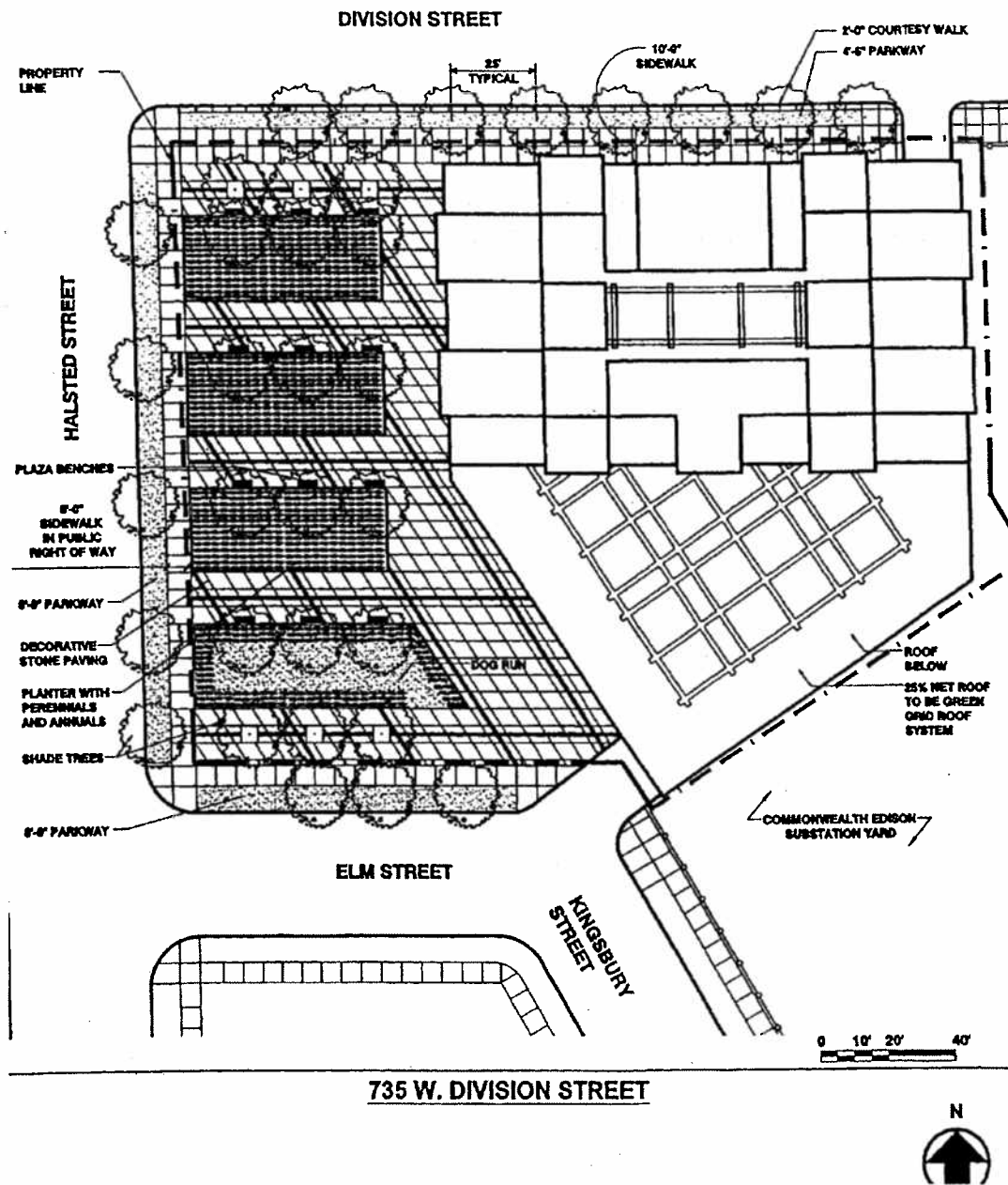


Exhibit 7.

West Elevation.

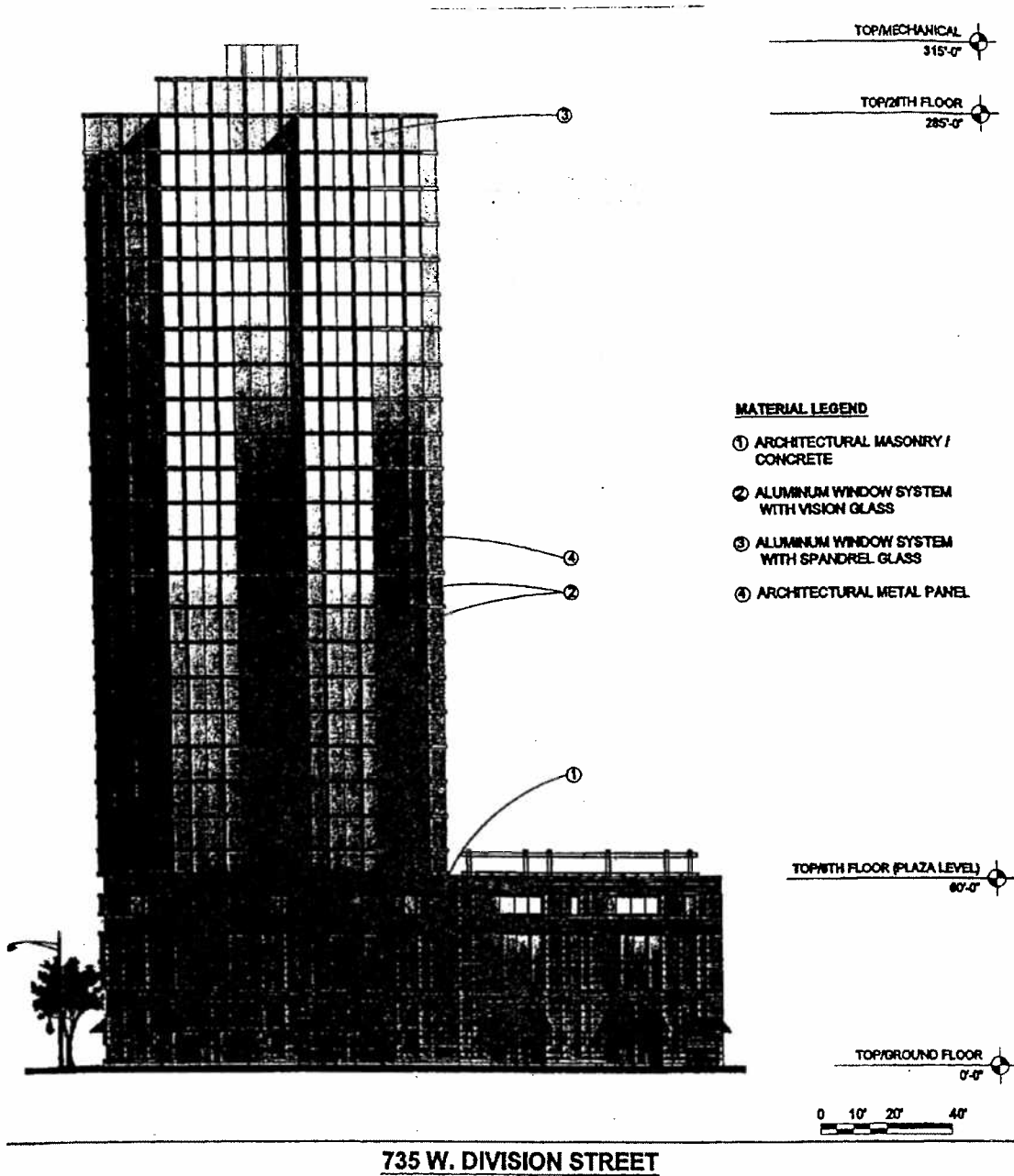


Exhibit 8.
North Elevation.

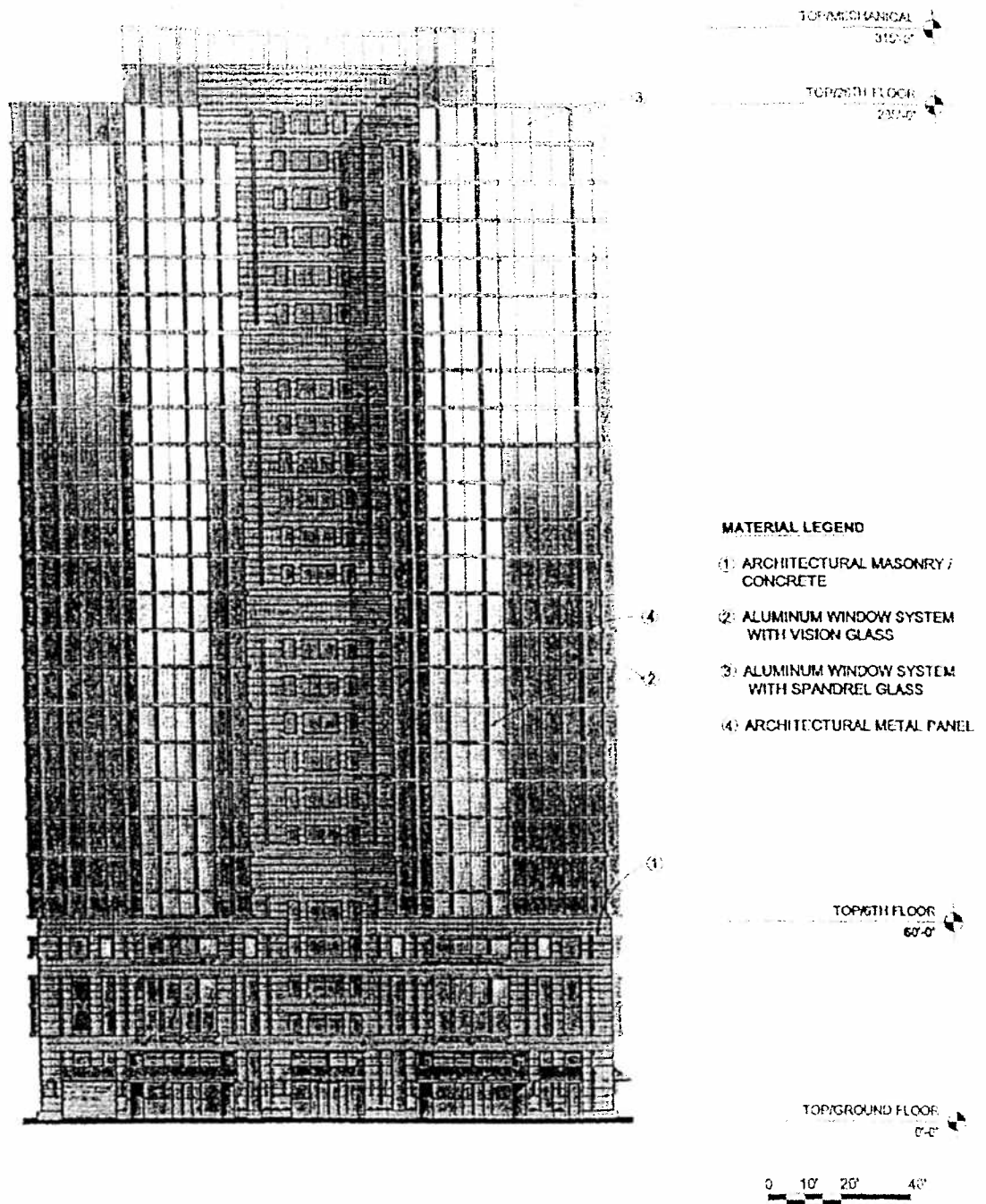


Exhibit 9.

East Elevation.

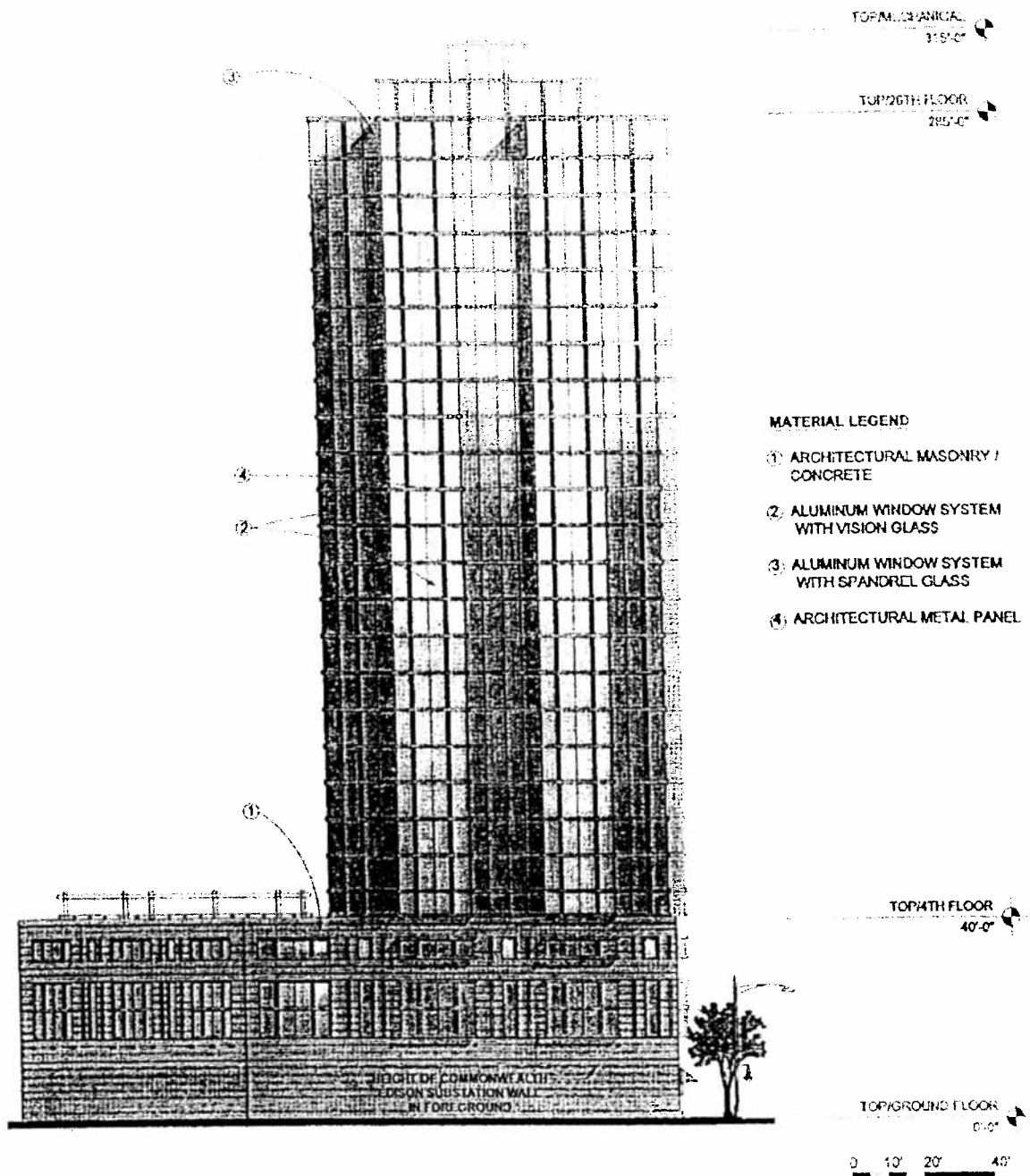


Exhibit 10.

South Elevation.

